

Subject:

Melissa A. Leffler

Board of Appeals Case No. BA 14-019V

To:

Michele LeFaivre

Hearing Examiner

From:

Cindy Hamilton, Chief (

Division of Public Service and Zoning Administration

Date:

July 7, 2014

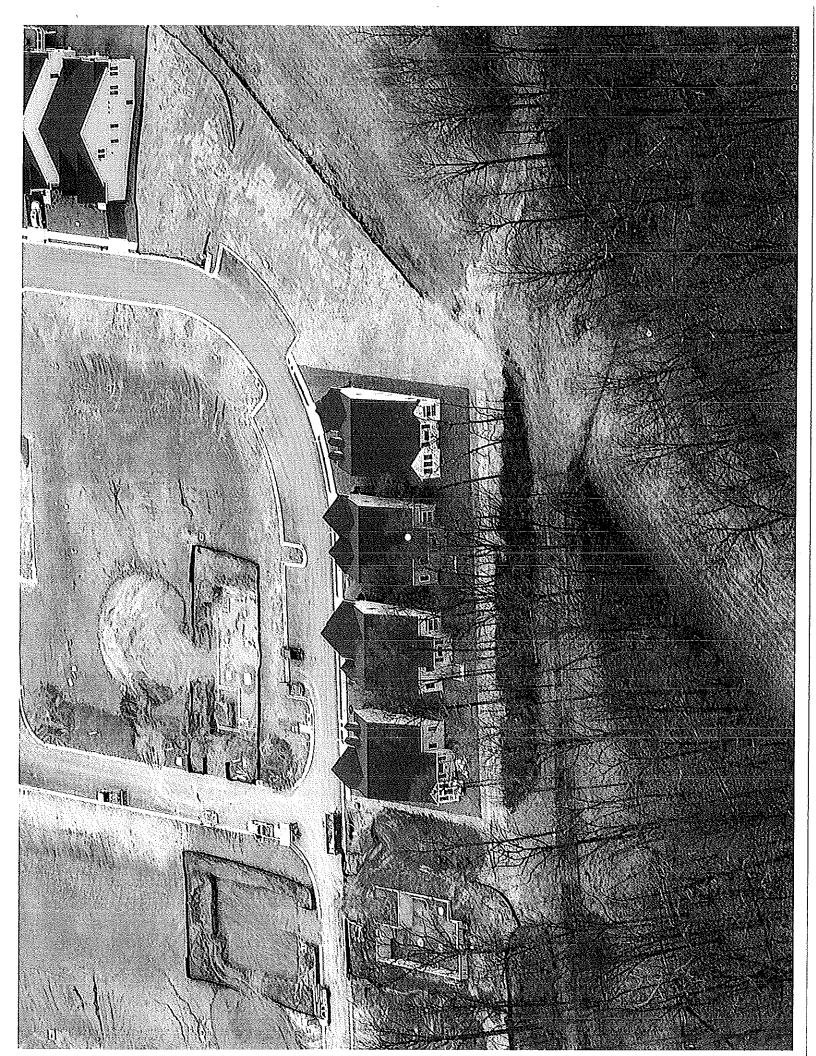
This is a petition for a variance from Section 127.1.F.2.c. of the Zoning Regulations to reduce the 50 foot structure and use setback to 34 feet for a deck and screen room. The subject property is located on the south side of Anderson Hill Street approximately 118 feet east of Walking Janelle Way. This property is identified as Tax Map 16, Grid 4, Parcel 249, Lot 77, and the address is 2359 Anderson Hill Street (the "Property"). The Property is located in a PSC zoning district, and it is 6,510 square feet in area.

All adjacent properties to the west, north, and east are also zoned PSC and are all residential lots within the same age-restricted adult housing development. The property to the south, beyond a narrow strip of open space, is Parcel 302 which is zoned RC-DEO and is part of the Howard County land fill facility. An aerial photograph of the vicinity is attached. The photograph is in landscape orientation and the view is from the south looking to the north, with the Property centered.

At the time of the original recording of the plat for the age-restricted adult housing development, a 50 foot setback from Parcel 302 was established. This appears to have been an error because Parcel 302 is not a residential lot, it is a government use, so the setback should have been the 30 foot setback in Section 127.1.F.2.d. I am transmitting copies of the responses to the request for comments from the reviewing agencies. Responses are attached from the following agencies:

- 1. Bureau of Environmental Health
- 2. Department of Inspections, Licenses and Permits
- 3. Department of Recreation & Parks
- 4. Department of Fire and Rescue Services

CH/jrl
Attachments
cc: Petitioner



Department of Planning and Zoning Howard County, Maryland Recommendations/Comments

Planning Board			7/14/14	Zoning Board
Petition No. BA 14-01	<u>9V</u> Map No	Block	Parcel _	Lot
Petitioner:	Melissa	A. Leffler		
Petitioner's Address: _				
Address of Property: _				
				ervice and Zoning Administration
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Owner's Address:				
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Department of Planning and Zoning Howard County, Maryland Recommendations/Comments

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Planning Board	Hearing Examiner 7/14/14 Board of Appeals		7/14/14	Zoning Board		
Petition No. <u>BA 14-019</u>	<u>V</u> Map No	Block	Parcel	Lot		
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Department of Planning and Zoning Howard County, Maryland Recommendations/Comments

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Planning Board				Zoning Board
Petition No. BA 14-01	<u>9V</u> Map No	Block	Parcel	Lot
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Petitioner's Address: _				
Address of Property: _				
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Department of Planning and Zoning Howard County, Maryland Recommendations/Comments

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Planning Board	Hearing Examiner 7/14/14 Board of Appeals			Zoning Board
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Petitioner's Address: _				
Address of Property:				
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Petition:	SEE APPLICA	TION		
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To:	MD Department of Education – Office of Child Care 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti) Bureau of Environmental Health Development Engineering Division Department of Inspections, Licenses and Permits Department of Recreation and Parks Department of Fire and Rescue Services State Highway Administration Sgt. Karen Shinham, Howard County Police Dept. James Irvin, Department of Public Works Office on Aging, Terri Hansen (senior assisted living) Police Dept., Animal Control, Deborah Baracco, (kennels) Susan Fitzpatrick, Health Dept. (Nursing & Res. Care) Land Development - (Religious Facility & Age-Restricted Adult Housing) Housing and Community Development Economic Development Route 1 Cases – DCCP – Dace Blaumanis Telecommunication Towers – Josh Levy (Comm. Dept.)			
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